

3 A DECLARATORY RESOLUTION
4 confirming the designation
5 of an "Economic Revitalization
6 Area" under I.C.6-1.1-12.1
7 for property commonly known
as Baer Field Industrial
Park (Northeast corner of
Smith and Dalman roads)
Coca-Cola bottling Company.

8 WHEREAS, Common Council has previously designated
9 by Declaratory Resolution the following described property
10 as an "Economic Revitalization Area" under Division 6,
11 Article II, Chapter 2 of the Municipal Code of the City
12 of Fort Wayne, Indiana, of 1974, as amended and I.C.6-1.1-12.1.,
13 to wit:

14 Part of the Southwest Quarter of Section
15 32, Township 30 North, Range 12 East,
16 in Allen County, Indiana, more particularly
17 described as follows:

18 Beginning at a point on the West line
19 of the Southwest Quarter of Section
20 32, Township 30 North, Range 12 East,
21 Allen County, Indiana, said point being
22 510.0 feet North of the Southwest corner
23 of the SW 1/4 of Section 32-30-12;
24 thence North along the West line of
25 the SW 1/4 of Sec. 32-30-12, a distance
26 of 813.21 feet to the Northwest corner
27 of the SW 1/4 of the SW 1/4 of Sec.
28 32-30-12; thence East with a deflection
29 angle to the right of 90 degrees 03
30 minutes 30 seconds along the North
31 line of the SW 1/4 of the SW 1/4 of
32 Sec. 32-30-12 and the Easterly projection
thereof, a distance of 1474.0 feet;
thence South with a deflection angle
to the right of 90 degrees 04 minutes
50 seconds, a distance of 1265.28 feet
to a point on the North right-of-way
line of Dalman Road, said point being
60.0 feet North of the South line of
the SW 1/4 of Sec. 32-30-12; thence
West with a deflection angle to the
right of 90 degrees 00 minutes, along
the North right-of-way line of Dalman
Road and parallel to the South line
of the SW 1/4 of Sec. 32-30-12, a distance
of 1430.91 feet to a point on the East
right-of-way line of Smith Road, said
point being 40.0 feet East of the West
line of the SW 1/4 of Sec. 32-30-12;
thence North with a deflection angle

1 to the right of 89 degrees 51 minutes
2 40 seconds, along the East right-of-way
3 line of Smith Road and parallel to
4 the West line of the SW 1/4 of Sec.
5 32-30-12, a distance of 450.0 feet;
6 thence West with a deflection angle
7 to the left of 89 degrees 51 minutes
8 40 seconds and parallel to the South
9 line of the SW 1/4 of Sec. 32-30-12,
10 a distance of 40.0 feet to the point
11 of beginning, containing 42.32 acres,
12 subject to road rights-of-way and easements.

13 said property more commonly known as Baer Field Industrial
14 Park (Northeast corner of Smith and Dalman roads) Coca-Cola
15 Bottling Company.

16 WHEREAS, recommendations have been received from
17 the Committee on Finance and the Department of Economic
18 Development concerning said Resolution;

19 WHEREAS, notice of the adoption and substance
20 of said Resolution has been published in accordance with
21 I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 and a public hearing
22 has been conducted on said Resolution;

23 WHEREAS, if said Resolution involves an area
24 that has already been designated an allocation area under
25 I.C. 36-7-14-39, the Fort Wayne Redevelopment Commission
26 has adopted a Resolution approving the designation.

27 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON
28 COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

29 SECTION 1. That, the Resolution previously designating
30 the above described property an "Economic Revitalization
31 Area" is confirmed in all respects.

32 SECTION 2. That, the hereinabove described property
33 is hereby declared an "Economic Revitalization Area" pursuant
34 to I.C. 6.1.1-12.1, said designation to begin on the effective
35 date of this Resolution and continue for a one (1) year
36 period. Said designation shall terminate at the end of
37 that one (1) year period.

38 SECTION 3. That, said designation of the hereinabove
39 described property as an "Economic Revitalization Area"

1 PAGE THREE
2
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4

shall apply to both a deduction of the assessed value of
real estate and personal property for new manufacturing
equipment.

5 SECTION 4. That the estimate of the number of
6 individuals that will be employed or whose employment will
7 be retained and the estimate of the annual salaries of
8 those individuals and the estimate of the value of the
9 redevelopment or rehabilitation and the estimate of the
10 value of the new manufacturing equipment, all contained
11 in Petitioner's Statement of Benefits, are benefits that
12 can be reasonably expected to result from the proposed
13 described redevelopment or rehabilitation and from the
14 installation of the new manufacturing equipment.

15 SECTION 5. The current year approximate tax
16 rates for taxing units within the city would be:

17 (a) If the proposed development does not occur,
18 the approximate current year tax rates for
19 this site would be \$6.5214/\$100.

20 (b) If the proposed development does occur and
21 no deduction is granted, the approximate
22 current year tax rate for the site would
23 be \$6.5214/\$100 (the change would be negligible).

24 (c) If the proposed development occurs, and
25 a deduction percentage of fifty percent
26 (50%) is assumed, the approximate current
27 year tax rate for the site would be \$6.5214/\$100
28 (the change would be negligible).

29 (d) If the proposed new manufacturing equipment
30 is not installed, the approximate current
31 year tax rates for this site would be \$6.5214

32

1 /\$100.

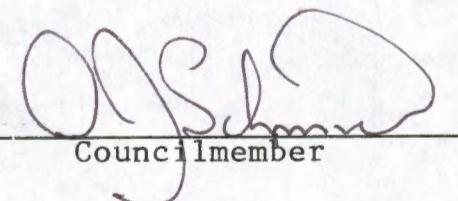
2 (e) If the proposed new manufacturing equipment
3 is installed and no deduction is granted,
4 the approximate current year tax rate for
5 the site would be $\$6.5214/\100 (the change
6 would be negligible).

7 (f) If the proposed new manufacturing equipment
8 is installed, and a deduction percentage
9 of eighty percent (80%) is assumed, the
10 approximate current year tax rate for the
11 site would be $\$6.5214/\100 (the change would
12 be negligible).

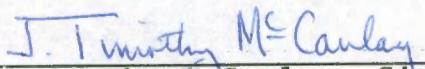
13 SECTION. 6. Pursuant to I.C. 6-1.1-12.1, it
14 is hereby determined that the deduction from the assessed
15 value of the real property shall be for a period of ten
16 (10) years, and that the deduction from the assessed value
17 of the new manufacturing equipment shall be for a period
18 of five (5) years.

19 SECTION 7. The benefits described in the Petitioner's
20 statement of benefits can be reasonably expected to result
21 from the project and are sufficient to justify the applicable
22 deduction.

23 SECTION 8. That this Resolution shall be in
24 full force and effect from and after its passage and any
25 and all necessary approval by the Mayor.

27 
28 Councilmember

30 APPROVED AS TO FORM
31 AND LEGALITY

32 
J. Timothy McCaulay, City Attorney

Read the first time in full and on motion by Schmidt,
seconded by Stan, and duly adopted, read the second time by
title and referred to the Committee on Finance (and the
City Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Conference Room 128, City-County Building,
Fort Wayne, Indiana, on Tuesday, the 26th, day
of April, 1988, at 7:00 o'clock P.M., E.S.T.

DATED: 4-12-88

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Schmidt,
seconded by Dodd, and duly adopted, placed on its
passage. PASSED LOST by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>
<u>TOTAL VOTES</u>	<u>7</u>			<u>2</u>
<u>BRADBURY</u>				
<u>BURNS</u>	<u>✓</u>			
<u>GiaQUINTA</u>	<u>✓</u>			
<u>HENRY</u>	<u>✓</u>			
<u>LONG</u>	<u>✓</u>			
<u>REDD</u>	<u>✓</u>			
<u>SCHMIDT</u>	<u>✓</u>			
<u>STIER</u>				
<u>TALARICO</u>	<u>✓</u>			

DATED: 4-26-88

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,
Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)

(SPECIAL) (ZONING MAP) ORDINANCE RESOLUTION NO. B-17-88

on the 26th day of April, 1988.

Sandra E. Kennedy ATTEST
SANDRA E. KENNEDY, CITY CLERK

SEAL

Thomas P. Henry
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on
the 27th day of April, 1988,
at the hour of 11:30 o'clock A.M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 27th day of April,
1988, at the hour of 2:30 o'clock P.M., E.S.T.

Paul Helmke
PAUL HELMKE, MAYOR

Admn. Appr. _____

DIGEST SHEET

B-88-04-19

TITLE OF ORDINANCE DECLARATORY RESOLUTION

DEPARTMENT REQUESTING ORDINANCE ECONOMIC DEVELOPMENT

SYNOPSIS OF ORDINANCE CONFIRMING RESOLUTION - required action of

Common Council regarding the application of Coca-Cola Bottling

Company for tax abatement for new warehouse/distribution facility

located at the Northeast corner of Smith and Dallman Roads

- Baer Field Industrial Park

EFFECT OF PASSAGE Allows tax abatement on new warehouse/distribution

facility for Coca-Cola Company.

EFFECT OF NON-PASSAGE Denies tax abatement

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$4,000,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____

BILL NO. R-88-04-19

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS
REFERRED AN (ORDINANCE) (RESOLUTION) confirming the
designation of an "Economic Revitalization Area" under
I.C. 6-1.1-12.1 for property commonly known as Baer Field
Industrial Park (Northeast Corner of Smith and Dalman
Roads) Coca-Cola bottling Company

HAVE HAD SAID (ORDINANCE) (RESOLUTION) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
(ORDINANCE) (RESOLUTION)

YES

NO

D. Schmidt Chairman
DONALD J. SCHMIDT
CHAIRMAN

C. B. Redd Vice Chairman
CHARLES B. REDD

S. J. Talarico Samuel J. Talarico
VICE CHAIRMAN
SAMUEL J. TALARICO

J. S. Stier James S. Stier
JAMES S. STIER

J. G. Bradbury Janet G. Bradbury

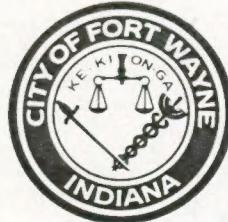
CONCURRED IN 4-26-88

Sandra E. Kennedy

Sandra E. Kennedy
City Clerk

All America City

Most Livable City



THE CITY OF FORT WAYNE

April 13, 1988

Ms. Marilyn Romine
Fort Wayne Newspapers, Inc.
600 West Main Street
Fort Wayne, IN 46802

Dear Ms. Romine:

Please give the attached full coverage on the date of April 16, 1988, in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council
of Fort Wayne, IN

Bill No. R-88-04-19
Declaratory Resolution

Please send us 4 copies of the Publisher's Affidavit from both newspapers.

Thank you.

Sincerely yours,

Sandra E. Kennedy
Sandra E. Kennedy
City Clerk

SEK/ne
ENCL: 1

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL

(RESOLUTIONS NO. R-88-04-18 AND R-88-04-19)

Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on 4-12-88 date designating property at Baer Field Industrial Park (Northeast corner of Smith and Dalman Roads) Coca-Cola bottling Company

an Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, April 26, 1988, at 7:00 P.M., date, time & place City-County Bldg., Common Council Room 128, One Main Street,
Fort Wayne, IN

If confirmed, said designation shall continue for one (1) year after confirmation.

All interested persons are invited to attend and be heard at the public hearing.

Sandra E. Kennedy
Sandra E. Kennedy
City Clerk

Fort Wayne Common Council
(Governmental Unit)

Allen County, Indiana

To: The Journal-Gazette
P.O. Box 100
Fort Wayne, IN

Dr.

PUBLISHER'S CLAIM

LINE COUNT

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of type in which the body of the advertisement is set)
-- number of equivalent lines

Head -- number of lines	5
Body -- number of lines	17
Tail -- number of lines	2
Total number of lines in notice	24

COMPUTATION OF CHARGES

24 lines, 1 columns wide equals 24 equivalent lines
at .330 cents per line \$ 7.92

Additional charge for notices containing rule or tabular work
(50 percent of above amount)

Charge for extra proofs of publication (\$1.00 for each proof in excess of two) 2.00

TOTAL AMOUNT OF CLAIM \$ 9.92

DATA FOR COMPUTING COST

Width of single column 12.5 ems
Number of insertions 1
Size of type 6 point

Pursuant to the provisions and penalties of Chapter 155, Acts 1953,

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date: April 16, 1988

Title: Clerk

Trudy Sterling

PUBLISHER'S AFFIDAVIT

State of Indiana)

) ss:

Allen County)

Personally appeared before me, a notary public in and for said county and state, the undersigned Trudy Sterling who, being duly sworn, says that he/she is Clerk of the The Journal-Gazette newspaper of general circulation printed and published in the English language in the (city) (town) of Fort Wayne, IN in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for one time, the dates of publication being as follows:

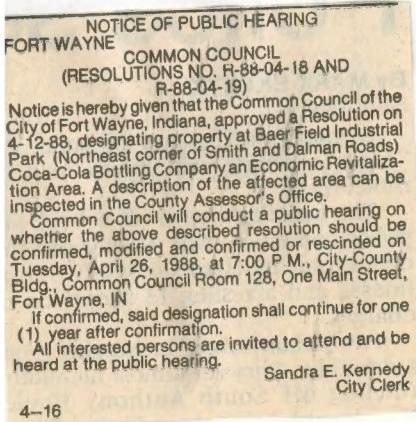
4/16/88

Trudy Sterling

Subscribed and sworn to before me this 16th day of April, 1988.

Shelley R. LaRue
Shelley R. LaRue Notary Public

My commission expires: March 3, 1990



Fort Wayne Common Council
(Governmental Unit)
Allen County, Indiana

To: The News-Sentinel
P.O. Box 100
Fort Wayne, IN

Dr.

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Title: _____ Clerk

Trudy Sterling

PUBLISHER'S AFFIDAVIT

State of Indiana)
) ss:
Allen County)

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(RESOLUTIONS NO. R-88-04-18 AND
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If confirmed, said designation shall continue for one (1) year after confirmation.
All interested persons are invited to attend and be heard at the public hearing.

Sandra E. Kennedy
City Clerk

4/16/88

Subscribed and sworn to before me this 16th day of April, 1988.

Shelley R. LaRue
Shelley R. LaRue
Notary Public

My commission expires: March 3, 1990